



Vicars Moor Lane, Winchmore Hill

Offers In Excess Of £900,000

Havilands

the advantage of experience



- Three Bedroom House
- Period Property
- Off-Street Parking
- Walking Distance to Winchmore Hill Mainline Station (Moorgate approx 30 mins)
- Downstairs Cloakroom
- Within Catchment of St. Paul's CofE Primary & Grange Park Primary Schools
- Within Catchment of Winchmore School
- Local Shops & Restaurants Nearby inc. Waitrose & Sainsburys
- Grovelands Park Nearby
- Conservation Area

For more images of this property please visit havilands.co.uk



Havilands are pleased to offer For Sale, this THREE BEDROOM HOUSE on Vicars Moor Lane, N21. Positioned in a conservation area within the heart of Winchmore Hill, this stunning period property offers 1176sqft of living space across two floors and is comprised of: three bedrooms, family bathroom, lounge, dining room, kitchen and downstairs cloakroom. The property also benefits from off-street parking and a generous rear garden.

An excellent family home, the property is within the catchment area of some of Winchmore Hill's most sought after schools including St. Paul's CofE Primary School & Grange Park Primary Schools as well as Winchmore School. Additionally the property is within easy reach of independent schools nearby including Keble & Grange Park Prep Schools as well as Palmers Green High School. The house is also conveniently located for commuters with Winchmore Hill Mainline Station a short walk from the property offering direct rail links into central London (Moorgate approx 30 mins). There are a number of local shops and amenities nearby including Hopper & Bean & Carlos @B&V in addition to Waitrose & Sainsburys supermarkets. Also within close proximity of the house is Grovelands Park offering a wide array of social and leisure activities throughout the year. Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch.

Property Information:

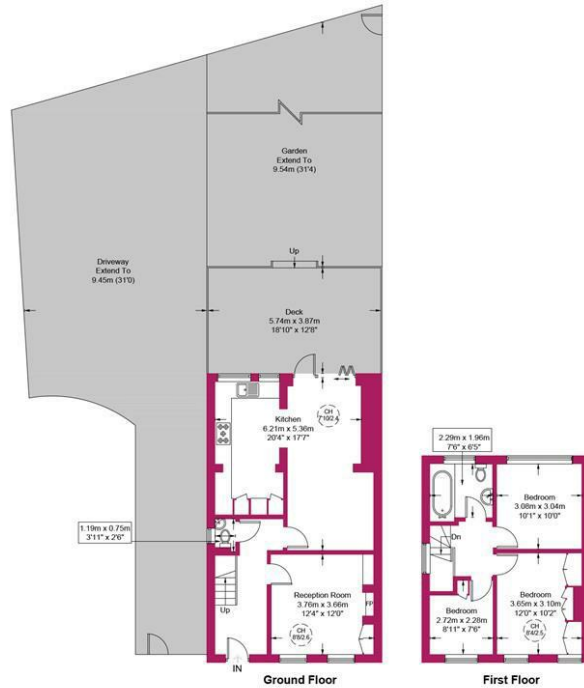
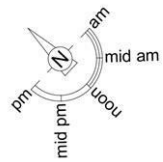
Tenure: Freehold
Local Authority: Enfield Borough
Council Tax: Band e (£2524.48 24/25)
EPC Rating: Current 68(D); Potential 86(B)

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

Vicars Moor Lane, N21

Approximate Gross Internal Area = 1041 sq ft / 96.7 sq m

Garage = 136 sq ft / 12.6 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 come by and meet the team
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